

9/13/11 10:21:47 53
DK W BK 665 PG 404
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

9/26/11 9:18:11 53
DK W BK 666 PG 256
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

SPACE ABOVE THIS LINE FOR RECORDING PURPOSES 11080310

Where needed to correct "Section" in legal description

Prepared by:
Ivan D. Harris (MSB #2022)
C/O Christopher J. Thornton, P.C.
1661 Aaron Brenner Drive #301
Memphis, TN 38120
901-758-2580

Return To:
Watkins Ludlam Winters & Stennis
6897 Crumpler Blvd. #100
Olive Branch, MS 38654
662-895-2996

* Return to:
Realty Title & Exm
6357 Crumpler #112
Olive Branch MS 38654

GRANTOR'S ADDRESS:
163 Old Farm Road
Boones Mill, VA 24065
Phone: 501-607-2647
Phone: N/A

GRANTEE'S ADDRESS:
514 Swinging Lakes Dr.
Smithers, MS 38672
Phone: 901-800-8068
Phone: N/A

INDEXING INSTRUCTIONS: Lot 1, Section A, Sawyer Estates Subdivision, Section 8¹⁸
Township 2 South, Range 7 West, DeSoto County, Mississippi, as per Plat Book 86, Page 37

WARRANTY DEED

Jeffery S. Smith and Lynn M. Smith, GRANTOR

TO

Kenneth M. Harshman, Jr., GRANTEES

FOR AND IN CONSIDERATION of the sum of Ten Dollars , (\$10.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I/We, Jeffery S. Smith and Lynn M. Smith GRANTOR, does hereby grant, bargain, sell, convey and warrant unto Kenneth M. Harshman, Jr., GRANTEE, in fee simple title in and to interest in the following described real property lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

Lot 1, Section A, Sawyer Estates Subdivision on Section ^{56.18} Township 2 South, Range 7 West, as shown on plat of record in Plat Book 86, Page 37, in the Chancery Clerk's Office of DeSoto County, Mississippi, to which plat reference is hereby made for a more particular description of said property, together with all improvements situated thereon and all appurtenances thereunto belonging.

Title to the above described property was vested in Jeffrey S. Smith and Lynn M. Smith as per instrument recorded in Deed Book 603, Page 331, Chancery Clerk's Office, DeSoto County, Mississippi.

The warranty in this deed is subject to subdivision and zoning regulations in effect in DeSoto County, Mississippi; rights of way and easements for public roads and public utilities, and restrictive covenants for said subdivision, and subdivision restrictions, building lines and easements of record in Plat Book 86, Page 37; Easements of record in Book 480, Page 152, Book 46, Page 466 and Book 270, Page 128, in the aforesaid Chancery Clerk's Office of DeSoto County, Mississippi;

It is agreed and understood that taxes for the year 2011 shall be pro-rated as of the date of this instrument and shall be paid by the Grantee when and as due and possession to take place upon delivery of this deed.

WITNESS OF SIGNATURES of the undersigned Grantor, this the 19th day of August, 2011.

Jeffery S. Smith
Jeffery S. Smith

Lynn M. Smith
Lynn M. Smith

STATE OF Virginia
COUNTY OF Roanoke

Personally appeared before me, the undersigned authority in and for said State and County, on this 19th day of August, 2011, within my jurisdiction the within named Jeffery S. Smith and Lynn M. Smith, who acknowledged that they executed and delivered the same as their free act and deed on the day and year therein mentioned.

Given under my hand and seal of office.

Ashley Brooke Arbogast
Notary Public

My Commission Expires: 3/31/2015

